HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71857

DESCRIPTION	Retrospective: Retention of 1.8m high boundary fence
ADDRESS	92 St Johns Road Hedge End Southampton SO30 4DF

SITE VISIT DATE	11/1/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is retrospective and for the erection of a fence of 1.8m in height and gate rising to a height of 1.8m and with a width of 3.15m.
TOPOGRAPHY	The site is level and is located at the brow of a hill
TREES	n/a
BOUNDARY TREATMENT	1.8m high fence and gate
SITE CHARACTERISTICS	The site comprises a detached two storey house with off road parking for two cars.
CHARACTER OF LOCALITY	The area is residential in nature comprising a mixture of detached and semi detached two storey dwellings. In terms of front boundary treatment there is a mixture of dense hedging along front boundaries of between 1.2 to 3m in height. There is also 2m high close boarded fencing opposite the site which runs along the rear/side boundaries to 1 to 3 Damen Close.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
65b St Johns Road	Boundary treatment out of keeping with character of area and highway safety issues arising from people parking on road

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 28: front boundaries noted as brick walls/fences/hedges/trees. Strength of character – moderate/strong

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
No comment				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	x	See below		
Concern raised that new fence would result in more parking on road however two points are noted, first that the site has sufficient off road parking and comply with residential parking standards SPG in this respect and second, that there are no parking restrictions on the road at this point and therefore the options for parking on the road remain the same irrespective of the type of boundary treatment proposed.					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The fence and gate are already in place and their impact can therefore be easily appreciated in terms of the context of the site, particularly neighbouring and nearby boundary treatment. The gate and fence in terms of height, sit between hedges along the front boundaries of nos. 90 and 94 that reach heights of between 2m to 2.5 above ground level. The gate and fence are therefore slightly lower in height than these two hedges and in terms of height, the boundary treatment does not appear out of place in terms of the street scene or character of the area.

Immediately opposite the site, boundary fencing runs along the rear and side boundaries of nos. 1 to 3 Damen Close. Although it many cases hedging/vegetation has a softer and more positive impact in visual terms in the street scene, the fence is neither out of character or harmful to the street scene. The fence and gate have been dark stained and the colour sits well in the street scene. As such the boundary treatment is considered to be in keeping with the character and appearance of the area.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking and the site would retain 2 off road parking spaces which is in keeping with the residential parking standards for two/three bedroom dwellings.

The development complies with the requirements of Policy 59.BE of the Eastleigh Local Plan and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029).

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

The recommendation is to permit.